

## RESOLUTION

### A RESOLUTION INITIATING A ZONING ORDINANCE TEXT AMENDMENT TO SECTIONS 3-324, 5-2401 AND 15-300 TO CHANGE THE PROCEDURE FOR CALCULATING BUILDING HEIGHT AND ALLOW SOME INCREASE IN HEIGHTS BY ADMINISTRATIVE PERMITS

WHEREAS, it is appropriate to amend the Zoning Ordinance to address height requirements; and

WHEREAS, Fauquier County seeks to provide more flexible height regulations as well as height regulations more consistent with surrounding jurisdictions and current building practices; and

WHEREAS, adoption of the attached amendments to Sections 3-324, 5-2401 and 15-300 supports good zoning practice, convenience and the general welfare; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 11th day of October 2007, That amendments to Sections 3-324, 5-2401 and 15-300 related to measuring building height and increasing building height is hereby initiated and referred to the Planning Commission for public hearing and recommendation; and, be it

RESOLVED FURTHER, That the following text represents the proposed changes for consideration:

See Page III-5 for Key    3-324 INCREASES IN BUILDING HEIGHT (CATEGORY 24)																		
	SITE PLAN	RC	RA	RR- 2	V	R- 1	R- 2	R- 3	R- 4	TH	GA	MDP	C- 1	C- 2	C- 3	CV	I- 1	I- 2
		<u>A/</u> SP	<u>A/</u> SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

#### PART 24

#### 5-2400

#### STANDARDS FOR APPROVING AN INCREASE IN BUILDING HEIGHTS

#### 5-2401

- 1. The Zoning Administrator may approve an administrative permit for an increase in height from 35 feet to 40 feet on parcels at least 10 acres in size in the RA/Rural Agriculture and RC/Rural Conservation zoning districts provided the minimum yard requirements applicable to the structure shall be increased by two (2) feet for every one (1) foot of increase in height.**

- 2.** The BZA may approve a special permit for an increase in height above the maximum building height regulations specified in Part 4 of Article 3, if it determines that such an increase would not violate the general standards set forth in Section 006 above. Further, the minimum yard requirements applicable to the structure shall be increased by two (2) feet for every one (1) foot of increase in height in excess of the maximum building height set forth for the zoning district.

## **PART 3**

### **15-300**

### **DEFINITIONS**

**GRADE:** The lowest point at which a building's exterior walls meet the finished ground level.

**GRADE, AVERAGE FINISHED:** This term shall mean a reference plane representing the average elevation of finished ground level adjoining the building or structure at all exterior walls.

**HEIGHT, BUILDING:** The vertical distance between the **AVERAGE FINISHED** GRADE and the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs.